



Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department
Historic Preservation Office

Address of Property: 1305 NORTHWOOD ROAD

Building Name or LHD: THE MASSEY PAGE HOUSE

Case No: C14H-2009-0008

ORDINANCE
20090430-057 3FH

APPLICANT

Name: CHRISTINA CONTROV

Mailing Address: 2213 E WINNOSOR RD

Telephone: (512) 350 3175

City: AUSTIN

Zip: 78307

E-mail: TCONTROSE.AUSTIN@RR.COM

OWNER

Name: ROBERT S. HICKS JR. & CARRIE HICKS

Mailing Address: 1305 NORTHWOOD

Telephone: (314) 430 3544

City: AUSTIN

Zip: 78703

E-mail: _____

ARCHITECT (if applicable)

Name: AS APPLICANT

Mailing Address: _____

Telephone: (____) _____

City: _____

Zip: _____

E-mail: _____

CONTRACTOR (if applicable)

Name: _____

Mailing Address: _____

Telephone: (____) _____

City: _____

Zip: _____

E-mail: _____

Brief description of proposed work: SEE ATTACHED

Owner's Signature (Required)

[Signature]
Date 4/17/12

Applicant's Signature (Required)

[Signature]
Date 4.17.12

For City Use Only:

Application review date: _____

Reviewer: _____

Application Complete: Y/N (If no: Date applicant contacted: _____)

Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

Date Application Completed: _____

Robert S. Hicks, Jr.
Carrie Hicks
1305 Northwood Road
Austin, Texas 78703

April 15, 2012

Re: Authorization - Acting Agent

I hereby authorize Christina (Tina) M. Contros to act as my agent in matters relating to all applications for Planning, Zoning and Permitting with the City of Austin Department of Watershed Protection and Development for the property I own located at 1305 Northwood Road Austin Texas 78703.

A handwritten signature in blue ink, appearing to read "R. Hicks", with a long horizontal line extending to the right.

Robert S. Hicks Jr.

A handwritten signature in blue ink, appearing to read "Carrie Hicks", with a long horizontal line extending to the right.
Carrie Hicks

STEARNS AND ASSOCIATES, INC.

11303 TEDFORD STREET / AUSTIN, TEXAS / 78753 / (512) 838-0533

LOCAL ADDRESS - 1305 NORTHWOOD ROAD

REFERENCE NAME - JOHN EDWARD SHEFFIELD AND AMY DAVOL SHEFFIELD

LEGAL DESCRIPTION - LOT 8, BLOCK 2 OF EDMONT, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGE 131, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIONS RECORDED IN/UNDER 460/395 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND IN BOOK 3 / PAGE 131, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THE FRONT BUILDING LINE OF THE LAND HEREBY CONVEYED SHALL BE 35 FEET FROM THE PROPERTY LINE OF SAID PREMISES, AS SAME IS ABOVE DESCRIBED; AND NO RESIDENCE, OR ANY PART THEREOF, NO OUTBUILDINGS OF ANY KIND, AND NO BOARD FENCE, SHALL EVER BE ERECTED OR PLACED UPON THE SPACE BETWEEN SAID BUILDING LINE AND SAID PROPERTY LINE; PROVIDED, HOWEVER, THAT THE STEPS AND GALLERY IN FRONT OF THE FRONT DOOR OF ANY RESIDENCE MAY EXTEND FROM SAID FRONT BUILDING LINE TOWARD SAID PROPERTY LINE NOT TO EXCEED 12 FEET; AND PROVIDED, FURTHER, THAT IN CASE OF CORNER LOTS THE SIDE LINE, NOT THE FRONT LINE, OF THE RESIDENCE PROPER, INCLUDING GALLERY AND STEPS MAY APPROACH THE PROPERTY LINE TO WITHIN 35 FEET, AS RECORDED IN VOLUME 460 / PAGE 395, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN/UNDER 460/395 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS SET OUT IN INSTRUMENT DATED JANUARY 7, 1930, RECORDED IN VOLUME 445 / PAGE 572, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE - THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NO. - 484530165 E EFFECTIVE DATE - 6/16/93 ZONE - X



STATE OF TEXAS
COUNTY OF TRAVIS

TO THE LIEN HOLDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND LAWYERS TITLE INSURANCE CORPORATION (GF, NO 2422005087)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID TRACT HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

NOTE: THIS SURVEY WAS PERFORMED ON SUBJECT TRACT THE 14TH DAY OF MARCH, 2007

JOSEPH ALLEN STEARNS / REGISTERED PROFESSIONAL LAND SURVEYOR / NO 4990
FIELD BOOK - 264A / PAGE 45
FILE - 07 / HAW/NORTHWOOD
JOB NUMBER - 21979

NORTHWOOD ROAD
(60' R.O.W.)

NORTH

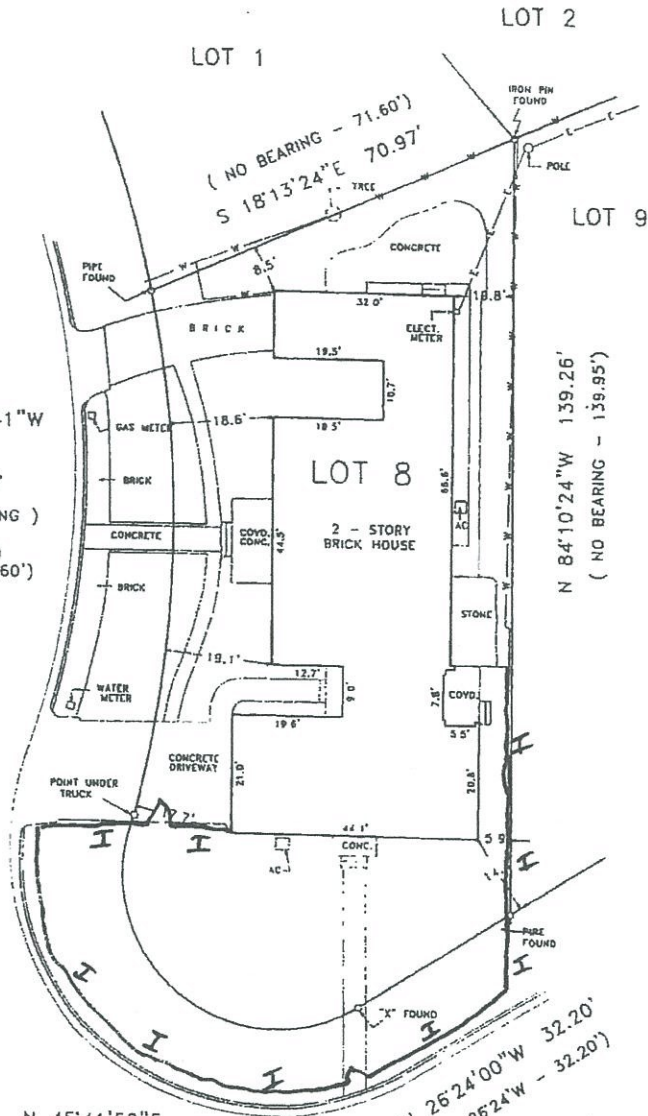
SCALE 1" = 20'
() RECORD

WOOD FENCE

I - Metal Fence

represents Gate

JS



N 45°41'52"E
52.39'
A=69.28'
R=27.53'

(NO BEARING)
(55.40')
(NO ARCH)
(R = 27.53')

N 26°24'00"W 32.20'
(N 26°24'W - 32.20')

OAKHURST AVENUE
(60' R.O.W.)

1305 NORTHWOOD – HICKS RESIDENCE – REMODEL

FIRST FLOOR

CONVERT SINGLE CAR GARAGE TO BEDROOM AND BATH
DELETE DRIVEWAY TO SINGLE CAR GARAGE
DELETE ½ BATH
REMOVE WINDOW AND RELOCATE TO NEW BATH AT CONVERTED GARAGE
RELOCATE EXISTING PANTRY DOOR 2' TO RIGHT FAÇADE FACING
ADD WINDOWS AND FRENCH DOORS TO NORTH AND INTERIOR WEST FAÇADE S
RENOVATE KITCHEN
REMOVE KITCHEN WINDOW
REPLACE WITH TWO NEW CASEMENT WINDOWS
ADD LAUNDRY ROOM
REDUCE FULL BATH TO POWDER
REPLACE SINGLE WINDOW WITH FRENCH DOORS WITH SIDELITES
MINOR INTERIOR FRAMING
DELETE INTERIOR STAIR TO SECOND FLOOR GUEST APARTMENT

SECOND FLOOR

RENOVATE 2 BEDROOM GUEST APARTMENT OVER GARAGE
TO BECOME SINGLE MASTER BEDROOM, MASTER BATH AND TWO CLOSETS
MINOR INTERIOR FRAMING

INVESTIGATE COSTS TO RECREATE ORIGINAL BALCONY RAIL AT FRONT ENTRANCE

MAINTENANCE AND MISC ITEMS

GUTTERS AND LEADERS – INVESTIGATE COST TO CHANGE TO COPPER OR PAINT
INVESTIGATE COSTS TO RECREATE ORIGINAL BALCONY RAIL AT FRONT ENTRANCE – SEE ORIGINAL DRAWINGS

NOTES:

ALL EXTG BRICK REMOVED TO BE RE- USED
ALL BRICK DETAILING TO MATCH ORIGINAL
ALL INFILL BRICK SHALL MATCH ORIGINAL COURSING STYLE AND MORTAR COLOR







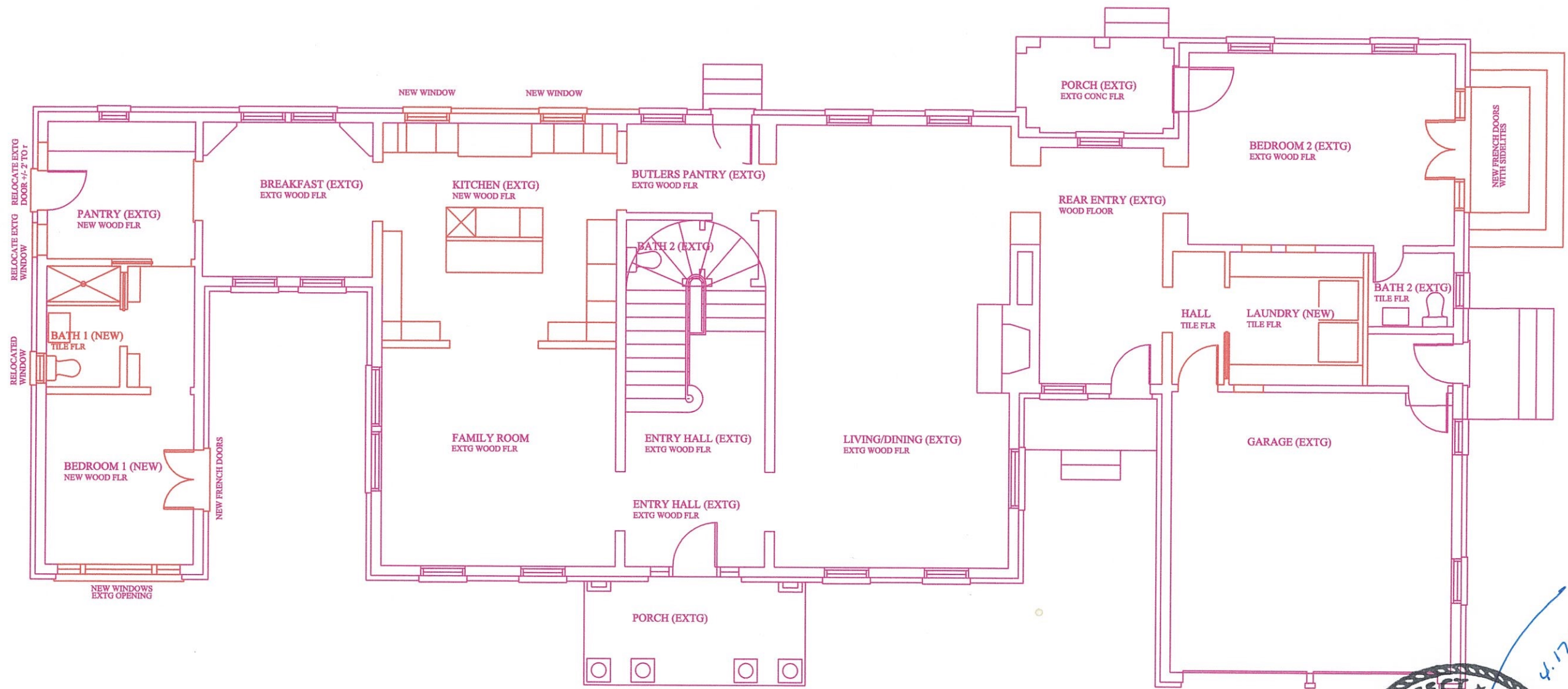


WEST FACINLY
PROPOSED DOOR
CONFIGURATION



COPY OF
ORIGINAL
ARCHITECTS
RENDERING

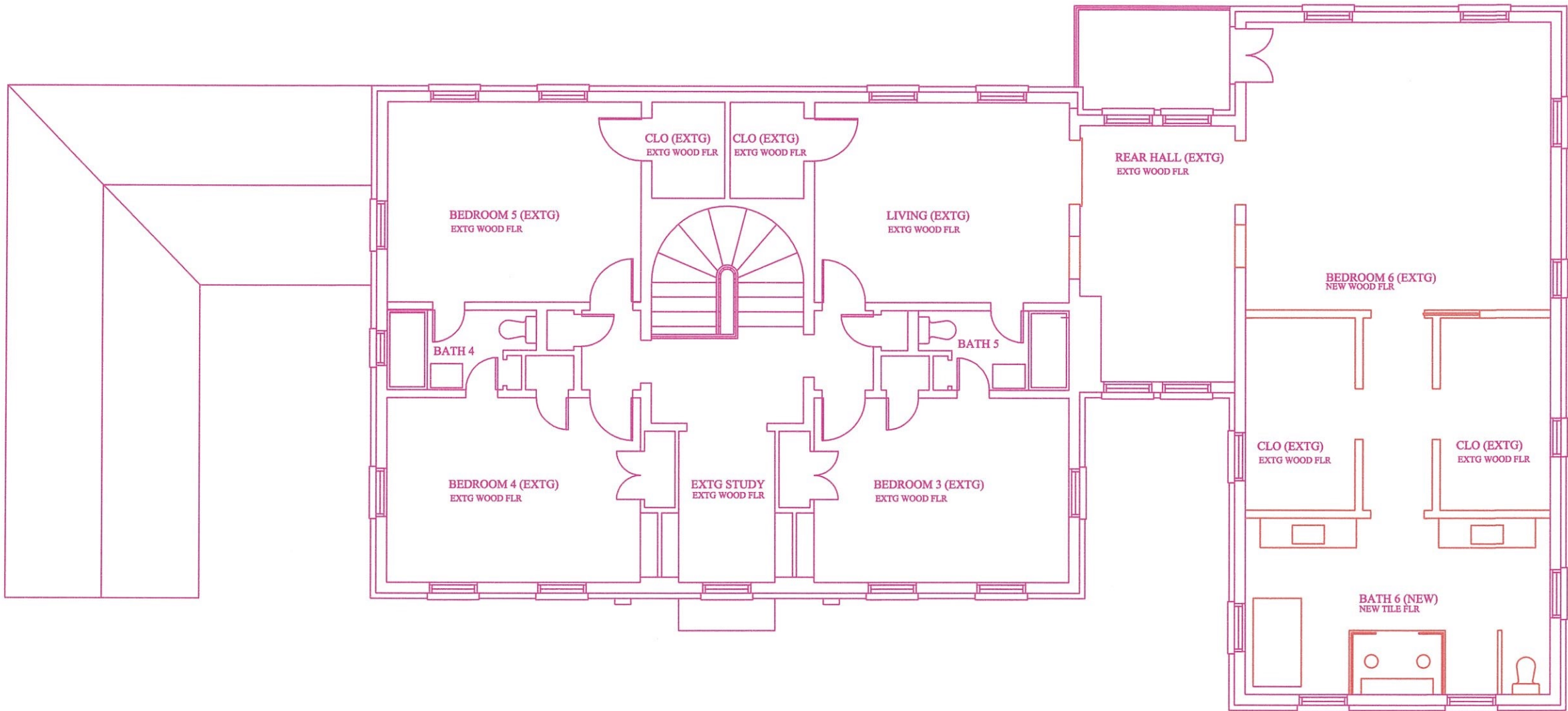
NOTE: NO DORMERS
NO ARCH TOPS
ON GARAGE DOORS
BUILT NOR
SHOWN ON ORIGINAL
PLANS



PROJECT		2011 - 9	SHEET NAME	
DATE		4/16/2012	FIRST FLOOR PLAN	
SCALE:		1/8" = 1'-0"	SHEET NO	
REVISIONS			LM-1	

RESIDENCE
CARRIE & ROBERT HICKS
1305 NORTHWOOD ROAD TEXAS 78703

TINA CONTROS ARCHITECT
2213 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703
512.350.3175



SHEET NAME
SECOND FLOOR PLAN
NORTH FACING
SHEET NO

LM-2

PROJECT 2011 - 9

DATE 4/16/2012

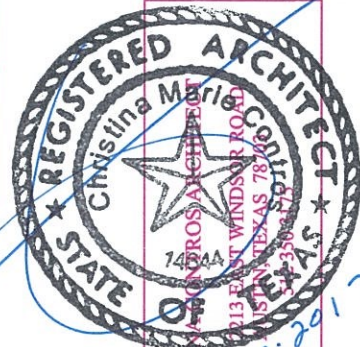
SCALE: 1/8" = 1'-0"

REVISIONS

RESIDENCE

CARRIE & ROBERT HICKS

1305 NORTHWOOD ROAD TEXAS 78703





REMOVE EXTG GARAGE DOOR

NORTH FACING - EXISTING ELEVATION



NEW WINDOWS IN EXTG OPENING

NORTH FACING - PROPOSED ELEVATION

SHEET NAME
EXTERIOR ELEVATION
NORTH FACING
SHEET NO

LM-3

PROJECT 2011 - 9
DATE 4/16/2012
SCALE: 1/8" = 1'-0"
REVISIONS

RESIDENCE

CARRIE & ROBERT HICKS

1305 NORTHWOOD ROAD TEXAS 78703



4.17.2012



WEST FACING - EXISTING ELEVATION

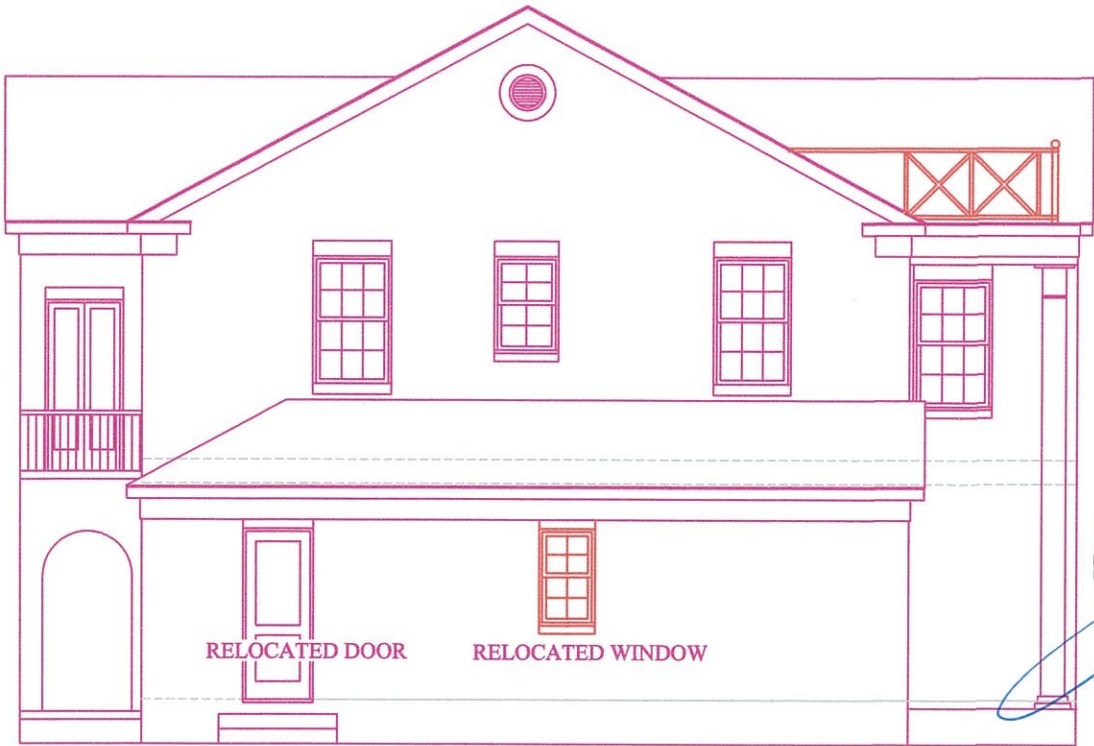


EAST FACING - EXISTING ELEVATION



WEST FACING - PROPOSED ELEVATION

NEW FRENCH DOORS
WITH SIDELITES



EAST FACING - PROPOSED ELEVATION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO
LM-4

PROJECT
2011 - 9

DATE
4/16/2012

SCALE:
1/8" = 1'-0"

REVISIONS

RESIDENCE

CARRIE & ROBERT HICKS

1305 NORTHWOOD ROAD TEXAS 78703

REGISTERED ARCHITECT

Christina Marie

74684

STATE OF TEXAS

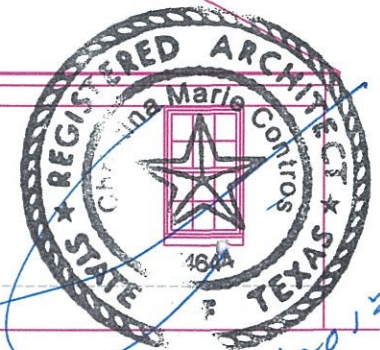
4.17.2012



EXISTING SOUTH FACING ELEVATION



PROPOSED SOUTH FACING ELEVATION



SHEET NAME
EXTERIOR ELEVATION
SOUTH FACING
SHEET NO
LM-5

PROJECT 2011 - 9
DATE 4/16/2012
SCALE: 1/8" = 1'-0"
REVISIONS

RESIDENCE
CARRIE & ROBERT HICKS
1305 NORTHWOOD ROAD TEXAS 78703

TINA CONTROS ARCHITECT
2213 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703
512 350 3175